

Community Preservation Act Committee- Proposal Request Form for FY 2017

Project Title: Hoerle APR

CPA funding category: Check all that apply

<input type="checkbox"/>	Community Housing
<input checked="" type="checkbox"/>	Open Space
<input type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Amount of CPA Funds Requested: \$68,500

Submitting Entity: Conservation Dept.

Contact Person: David Ziomek

Phone: (413) 259-3122

Email: ziomekd@amherstma.gov

Please complete this form in its entirety and include the following in your proposal.

Overview of Proposal: Please describe your project and your feasibility analysis.

The Town would like to assist in the preservation of approximately 62.62+/- acres of land for farming at 908 South East Street. The property owner has filed an application with the Agricultural Preservation Restriction (APR) Program administered by the MA Department of Agricultural Resources (MDAR). The APR Program pays farmland owners to put deed restrictions on farmland that prohibit any use of the land that will negatively impact its agricultural viability. In supporting preservation of important farmland, the APR program requires local funding be provided as a match to state funding. The state has indicated they are willing to fund \$616,500 towards the preservation of this land with a local match of \$68,500. This land is important for preservation as valuable farmland and includes many other natural and community resources including the Hop Brook, vicinity to the Norwottuck Rail Trail, land mapped for endangered species, wetlands and areas protected as a medium yield aquifer.

The property owner has been working with the APR program for over two years. MDAR has stated that this project is in the FY2017 spending plan. The Kestrel Land Trust has also been working with the property owner and Town, and has attached a letter of support for this proposal.

Describe how your request meets the CPA criteria:

1. Description of funding needed, including:

a. Documentation of cost estimates, budget

Item	Amount
Farmland Preservation	\$ 685,000.00
APR Program Contribution (90%)	<u>\$ 616,500.00</u>
CPA fund request (10%)	\$ 68,500.00

b. Other sources of funding, e.g., grants, self-funding, fund-raising

The APR program will provide \$616,500 to preserve the property as farmland.

c. Timeline on how CPA funds would be spent, including over multiple years

The Town would like to use CPA funds and work with the state APR program to preserve the land in FY2017.

2. Urgency of the Project, if any.

The property owner has submitted an application with the state APR program which requires local matching funds in FY2017. A large portion of the property along Southeast St. is developable and has a high fair market value.

3. Estimated timeline from receipt of funds to Project completion.

Approximately one year.

4. Acquisition or preservation of threatened resources.

In addition to being valuable farmland, a number of other natural resources are found on the property including wetlands, the Hop Brook, land mapped as habitat for endangered species, and protected flood zone and medium yield aquifer areas. Portions of the property are mapped as BioMap2 Core Habitat and Critical Natural Landscape. The property is bounded to the east by the Norwottuck Rail Trail and the Arnold Kenseth Trail (a local Town maintained trail) runs through the southern portion of the parcel. Preservation of this land would complete a contiguous section of land running north/south along the eastern side of Southeast St. including APR land abutting the parcel to the north and west, conservation land currently used for horse farming to the south, and conservation land to the northeast.

5. Population(s) to be served by the Project.

The Norwottuck Rail Trail which runs along the eastern boundary of the property is an extremely well utilized resource for walking, biking, bird watching, roller blading, etc. In addition, two local trails are located in the vicinity of this land, the Arnold Kenseth Trail and the K.C. trail. Preserving this land for farming ensures that the views enjoyed by hikers and others along these trails will not be taken away through development.

6. How will the CPA investment in your property, facility or project be maintained over time?

Through the APR program the local funding would be used to buy the development rights and put a permanent restriction on the property which would preclude any use of the property that will have a negative impact on its agricultural viability.

7. Which relevant Town committees and/or commissions are you working with?

The Conservation Commission reviews and approves APRs. The Conservation Commission conducted a site visit to the property, and will be discussing recommending this property for CPA funding to match APR funding at its upcoming meetings in December 2015 and January 2016.

8. Other information regarding the Project deemed necessary for CPAC

See attached property maps.



To: Amherst CPA Committee
From: Kristin DeBoer, Executive Director, Kestrel Land Trust
Subject: Hoerle APR
Date: December 10, 2015

Kestrel Land Trust enthusiastically and fully supports the permanent conservation of 62 acres of prime and active farmland at 908 Southeast Street in Amherst. This farm, owned by James Hoerle, is one of the last remaining unprotected farms in a continuous block of protected farmland in South Amherst. As such, this land is a critical part of the agricultural heritage of the Town of Amherst. The farm also contains a section of the Hop Brook, which is an important tributary to the Fort River watershed and it affords spectacular views, as part of the scenic corridor from the Norwottuck Rail Trail.

Over the last year, Kestrel Land Trust has devoted time to work with the landowner, in collaboration with the Town and State. We expect the state to move forward with the acquisition of the Agricultural Preservation Restriction (APR) by providing 90% of the funding or \$616,500. The use of \$68,500 in CPA funds (10% of the cost) from the Town of Amherst would leverage this significant statewide investment in farmland.

Conserved farmland is the foundation of a healthy and sustainable regional food system. The Connecticut River Valley is home to some of the best farmland in the world. With 1,950 farms and 91,000 acres of active farmland, 1/3 of Massachusetts farmland is located in the Valley. While many farmers have permanently conserved their farms, only 30% of the regions farmland has been protected. Since 1972, about 23,000 acres of farmland in the Valley have been lost to development.

Amherst has a strong track record of protecting farmland in town, and with CPA support can continue to lead the Valley's efforts to ensure that our remaining farmland is permanently conserved, by supporting projects like the Hoerle APR.

**Hoerle APR:
Farmland
Preservation**

Town of Amherst



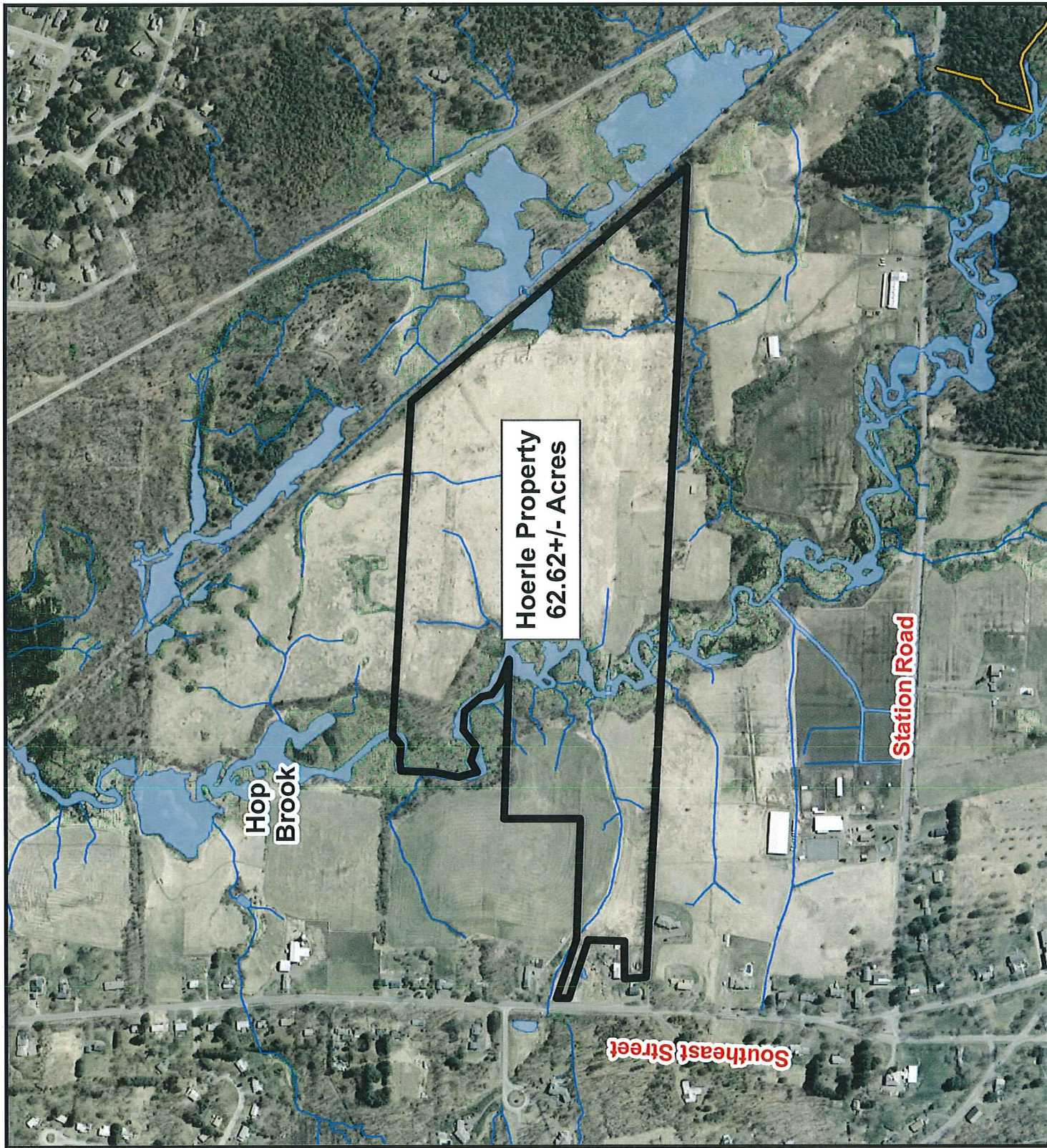
General Basemap

Legend

Project Area



Hoerle Property



Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet
Planimetric basemap features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography.
Vertical Datum: Mean Sea Level
Parcel compiled through a "best-fit" methodology to
match the basemap; revisions are ongoing.
Property lines are not for conveyance purposes.
The Town of Amherst and its mapping contractors assume
no legal responsibility for the information contained herein.



1 inch = 600 feet

Hoerle APR: Farmland Preservation

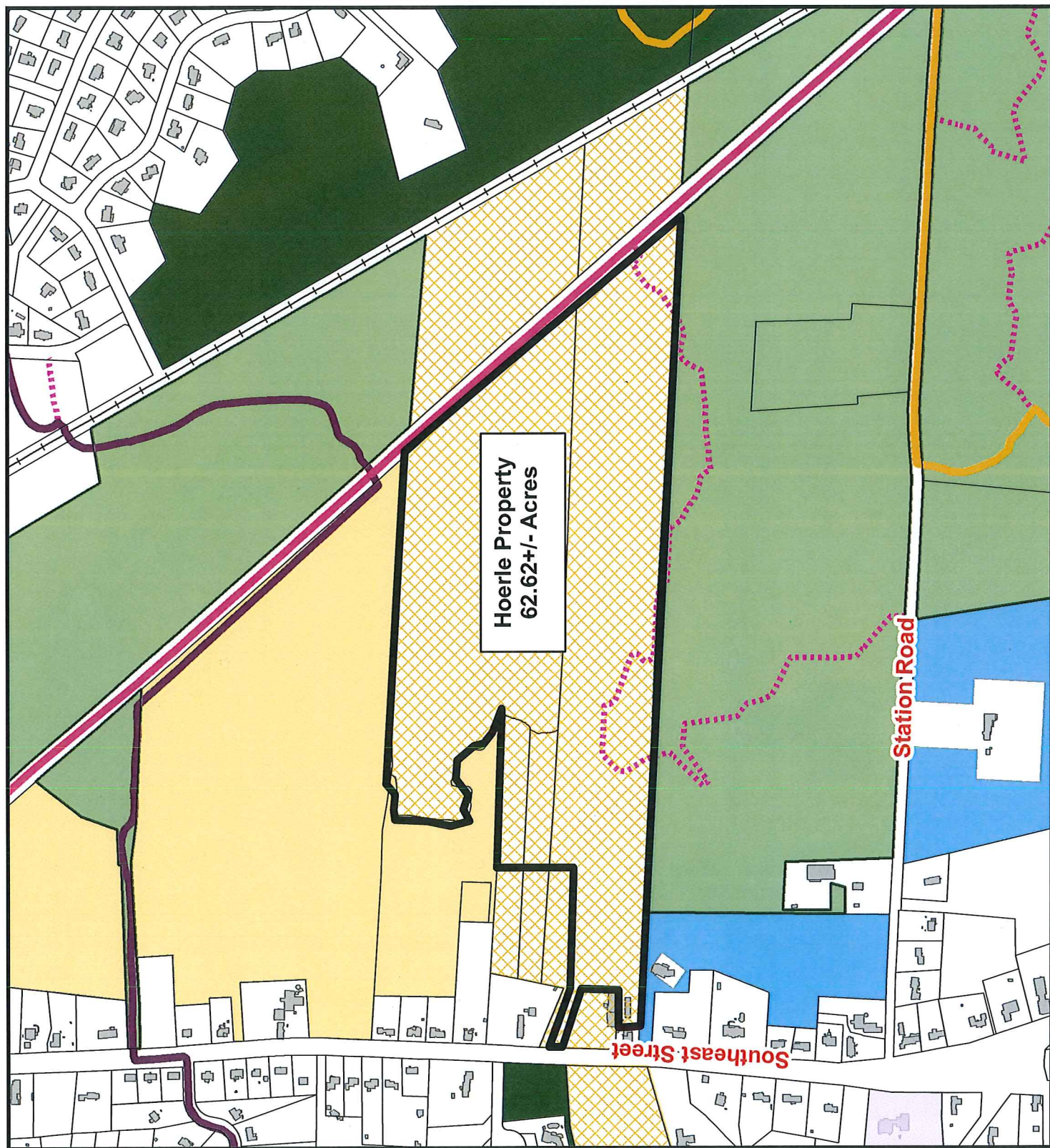
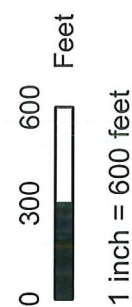
Town of Amherst



- Protected Open Space**
- Permanently Protected**
 - Town-Owned
 - Conservation
 - APR Land
 - Subdivision
 - Open Space
- Conservation Restrictions**
 - Recreation Areas
- Temporary Protection**
 - Chapter 61A (Agriculture)
- Major Trails**
 - K.C. Trail
 - Norwottuck Rail Trail
 - Robert Frost Trail
- Local and Literary Trails**
 - Local and Literary Trails



Horizontal Datum: MA Stateplane Coordinate System,
Zone 1803, Datum: NAD83, Feet
Perimetric basemap features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
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Hoerle APR: Farmland Preservation

Town of Amherst



Water Resources

Water Bodies

- Streams, Rivers, Ponds
- Wetlands
- Local Streams

MA DEP Wetland Areas

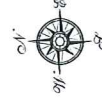
- Marsh
- Wooded Swamp

FEMA Area

- 100-Year Flood Zone

Aquifers

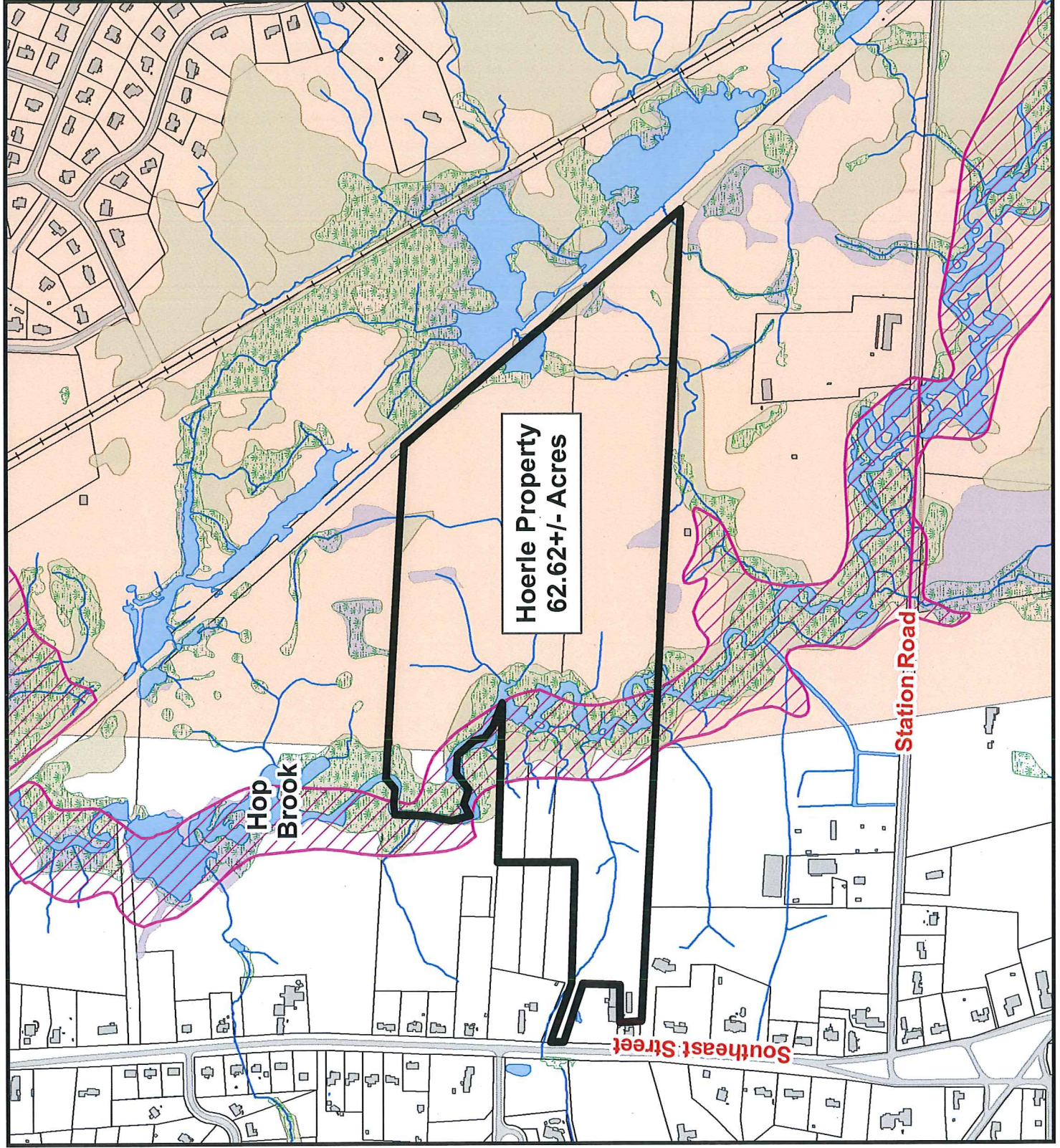
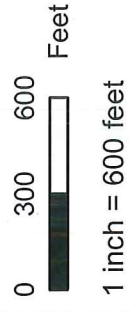
- Medium Yield



Horizontal Datum: MA Stateplane Coordinate System,
Zone 18N Datum: NAD83, Feet

Planimetric base map features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography.
Aerial photography was used to identify and delineate
the base map. The base map is a "best-fit" methodology to
match the base map; revisions are ongoing.
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Hoerle APR: Farmland Preservation

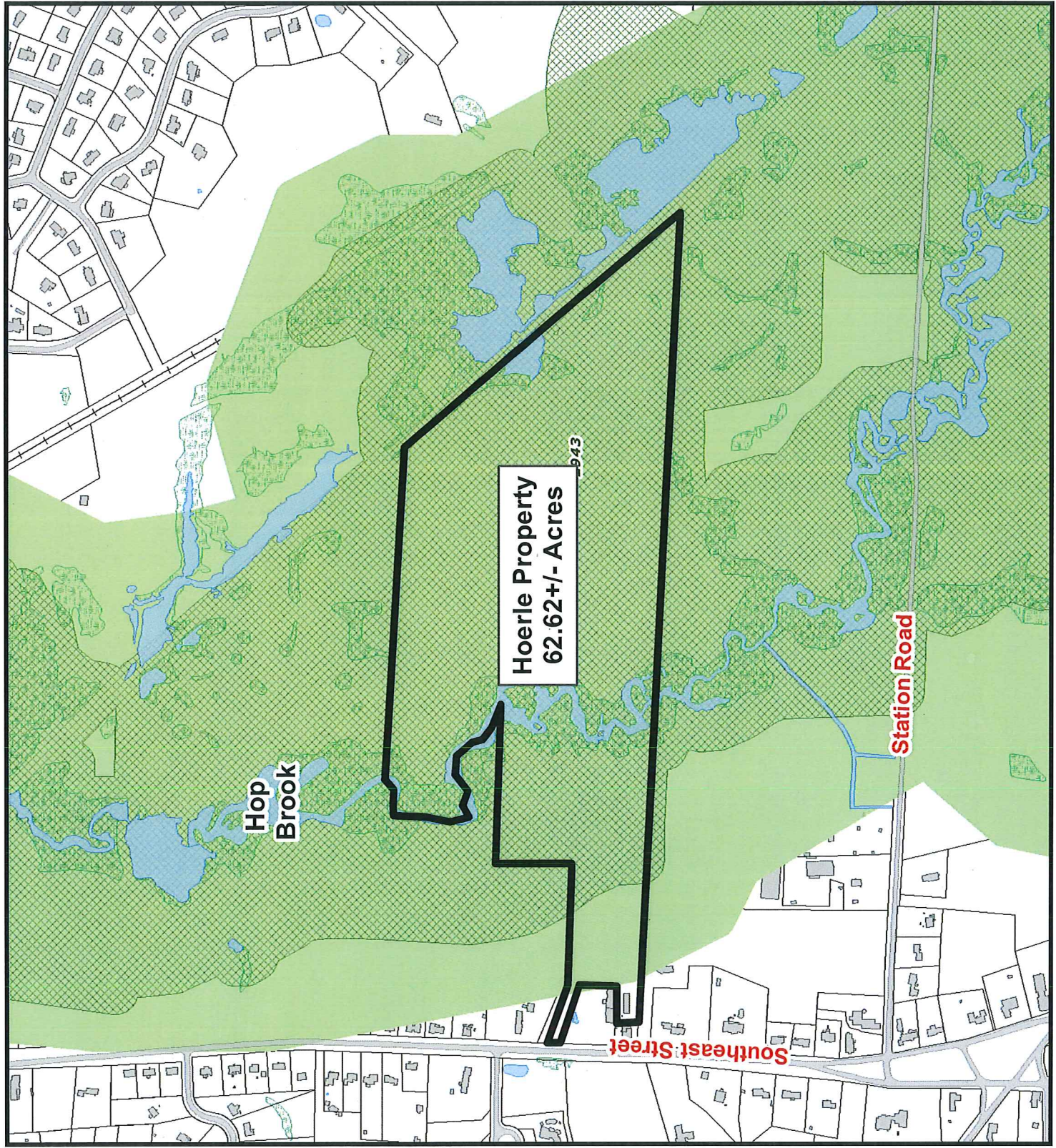
Town of Amherst



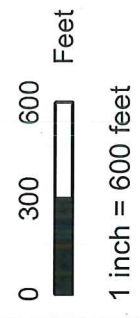
Biomap 2

BioMap 2

-  Core Habitat
-  Critical Natural Landscape



Horizontal Datum: NAD 83, State Plane Coordinate System, Zone 18N, Datum: NAD 83, Feet
 Vertical Datum: Mean Sea Level
 Aerial Photography: 2004
 Parcels compiled through a "best fit" methodology to match the basemap; revisions are ongoing.
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Hoerle APR: Farmland Preservation

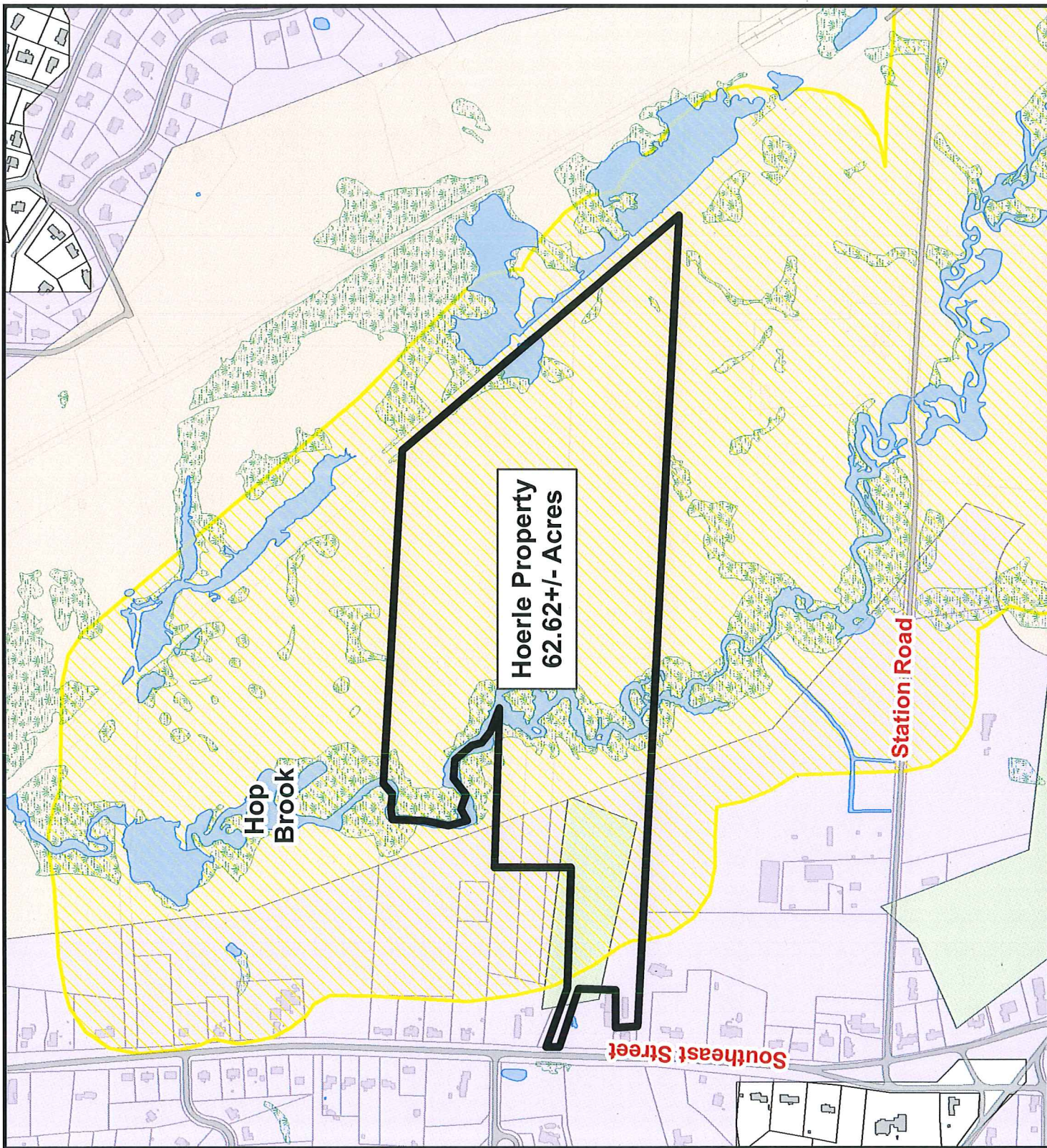
Town of Amherst



NHESP Habitat

Legend

-  NHESP Priority & Estimated
Habitat for Rare Species
-  Supporting Natural Landscape
-  Biomap Core Habitat
-  Living Waters Critical
Supporting Watersheds



Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum: NAD83, Feet

Planimetric basemap features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography.
Parcel boundaries are shown in black. The map was
compiled through a "best-fit" methodology to
match the basemap; revisions are ongoing.
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0 300 600 Feet

1 inch = 600 feet